

**MEMORANDUM**

DATE: 9 March, 2000

TO: Robert P. Marasco  
City Clerk

FROM: JoAnne Y. Watson  
Business Administrator

RE: **7Mc 021600**- Financial Disclosure and Status Report on the Krueger-Scott  
Mansion Cultural Center

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To date the project to complete the rehabilitation of Krueger-Scott Mansion remains incomplete.

In 1990, the City applied to the New Jersey Historic Trust (the Trust) for funds to restore the Krueger-Scott Mansions and received an award of \$436,875. The *Grant Agreement* between the Trust and the City of Newark was signed and therein the City agreed to **restore** the Mansion.

As a result of this agreement, the City has been duty bound to complete the work according to the U.S. Secretary of Interior's (Restoration) Standards. The restoration techniques that have been used created a beautiful building that serves as a time capsule for public and future generations to view one of the few remaining examples of High Victorian architecture in the City. However, having to adhere to the "standards" that govern restoration has made this public project an arduous one and hard to explain to the demanding public who expected the site to have been open by now.

Numerous delays resulted from the way in which the construction bid packages had to be designed, to the selection of a qualified construction company with a track record of having successfully worked on historic sites. Once work began on the project in June 1992, the contractors discovered countless "unforeseen conditions" that were not visible to the architects would prepared the bid packages on this 114 year old building. More delays ensued in that these "conditions" required the Engineering Department to prepare several more modifications to the original contract resolutions. Each change had to be defended before the Council approved each cost increase.

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Further, the exterior work had to be divided into two construction phases because the project's budget appropriations did not cover the cost to complete the entire exterior in 1992.

In 1997, the collective wisdom was to demolish the old auditorium that abutted the rear of the Mansion since 1929 because the cost for renovating the auditorium was cost prohibited (at least \$6 million more). Finally, the Mansion's phase II exterior restoration was completed in March 1998, the demolition was cleared and the grounds were leveled to grade.

Unseen, however, but vital to the stability of the Mansion, are the steel beams that had to be installed to shore up the third floor's west walls before it collapsed onto the roof of the old auditorium. There was other structural work completed throughout the interior to keep the integrity of the building stable. These measures included bracing the main floor stairwell, adding support beams to the load bearing walls on the north side of the first and second floors and patching the delicate gilded ceiling emblems in the drawing room.

All of the Mansion's 140 windows and the front doors have been restored or replicated and are covered with plywood for protection. The slate roof was restored; all six chimneys had to be replicated as well as the birdcage dome over the roof's oculus. After nearly a year's exhaustive search and queries being made to 104 vendors throughout the United States and Great Britain, a brick factory was located that would replicate 24,000 *Yankee Hill, Lincoln Red* bricks. These bricks had to exactly match, in size, color and density, the original ones that remain on the south side of the building. The 1960s brick face was then removed from three-quarters of the building and the new bricks were laid.

There was scaffolding was erected in October 1990 to give the public a sense that the City was moving forward on the project. The holes that were bored into the roof's ceiling for the scaffolds caused detrimental damage and over the two-year period before construction began and the entire roof (portico) had to be completely replicated causing still another major cost overrun.

By late 1997, Phase II of the exterior was nearly over-budget and restoration was stopped before the south sun porch and its electricals could be addressed. Thus the porch has remained an eyesore with that blue tarpaulin wrapped around it.

Since the construction ceased in the Spring of 1998, there has been a 24-hour security guard service and a trailer on the site to protect the building from vandalism. The City has worked out an agreement with the St. James AME Church and the church is allowed to park on the western end of the Mansion's grounds on Sundays and for special events.

To meet the Americans with Disabilities Act requirements for public buildings, a ramp and an exterior elevator must be installed when the rear of the building is completed.

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Attached is the most recent cost estimate for the completion of the building's interiors, exterior porches and the sitescape. The dollars to complete the project will exceed \$4.6 million.

A copy of the City expenditures and the expenditures and balances of other grant awards are included in the attachments.

Enclosed are fliers, color-copied photographs of program participants, a pamphlet, a newsletter and other public relations materials. The cultural center sponsored numerous public events, using venues all over the City, and attended by thousands of people from Newark, northern New Jersey, New York City and Brooklyn and Connecticut.

It is, therefore, this administration's plan to seek ways to partner the remaining work with public-private entities. The property has many enticements that would make it a great location for many business and cultural concerns. The plans for the interior are flexible and can address a variety of adapted reuse needs. The Mansion is in a prime real estate locale on one of the City's busiest thoroughfares. It has secured parking spaces for 125 cars and has a New Jersey Transit bus stop in front of it.

Further, there is an architectural blueprint that depicts beautiful spaces for outdoor, amphitheater events and the development of an 1890s Victorian inspired garden.

I strongly feel that with creative programming, this historic Victorian residence will serve as a natural incentive for tourism and an outstanding example of a successful preservation initiative for the City. I encourage the Council's support for and patience with this restoration as we move forward to complete this worthy project.

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JoAnne Y. Watson  
Business Administrator

JYW/cjh  
Attachments/enclosures

**KRUEGER-SCOTT MANSION**  
*Capitol Budget Activity*

The City of Newark approved three bond resolutions to fund the restoration of Krueger-Scott Mansion in the amount of \$5 million. These bonds were issued in 1985 (\$1 million), 1988 (\$2 million) and 1993 (\$2 million). According the Engineering Department's Service and Expense records, the following represent the City funds that have been paid to vendors for services:

<u>VENDOR</u>	<u>SERVICE</u>	<u>COST</u>
Grad Partnership	Comprehensive study, 1986	\$105,000
Grad Associates	Exterior designs +, 1991-94	279,506
Grad Associates	Exterior, interior design, & final scope of work	300,000
Frohling & Handley	Bond Counselors	9,291
P.C. Scaffolding 1990 & 1992	Scaffolding Contractor	88,696
Office of Regulations Hall of Records, 1991	Title Searches	794
John D. Dor	Architectural Related Services	156,513
Austin Helle Construction Co.	Exterior, phase I	1,603,186
Integrated Construction Enterprise, Inc.	Construction Company Exterior- phase II	2,292,000
Commonwealth Demolition Company 4/98	Demolished Auditorium & Carriage House	115,000
Misc. Vendors		21,821
New Jersey Historic Trust	Exterior Reimbursement Grants	(625,731)
Expended		4,055,199
Encumbered		290,868
<b>Balance of 3/7/2000</b>		<b>\$653,933</b>

**CITY OF NEWARK  
CAPITAL PROJECT  
KRUEGER MANSION**

**7-Mar-00**

<u>PROJECT #</u>	<u>PROJECT</u>	<u>APPROPRIATION</u>	<u>ENCUMBERED</u>	<u>EXPENDED</u>	<u>BALANCE</u>
045-985-85A1-9471	KRUEGER MANSION	1,000,000.00	44,418.00	955,582.00	0.00
045-988-88A2-9471	KRUEGER MANSION	2,000,000.00	10,420.00	1,363,849.00	625,731.00
045-993-93B3-9471	KRUEGER MANSION	2,000,000.00	236,029.96	1,735,767.86	28,202.18
<b>TOTAL</b>		<b>5,000,000.00</b>	<b>290,867.96</b>	<b>4,055,198.86</b>	<b>653,933.18</b>